

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR (1) SIDE YARD SETBACK VARIANCE FROM 7.5 FEET TO 5 FEET FOR AN EXPANDED ROOF AND (2) FRONT YARD SETBACK VARIANCE FROM 25 FEET TO 15 FEET FOR AN EXPANDED ROOF (ROSYE CHOWANSKI & MARK PICK, APPLICANTS).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Kathy Fall **EXT.** 7489

Agenda Date 06-23-03 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

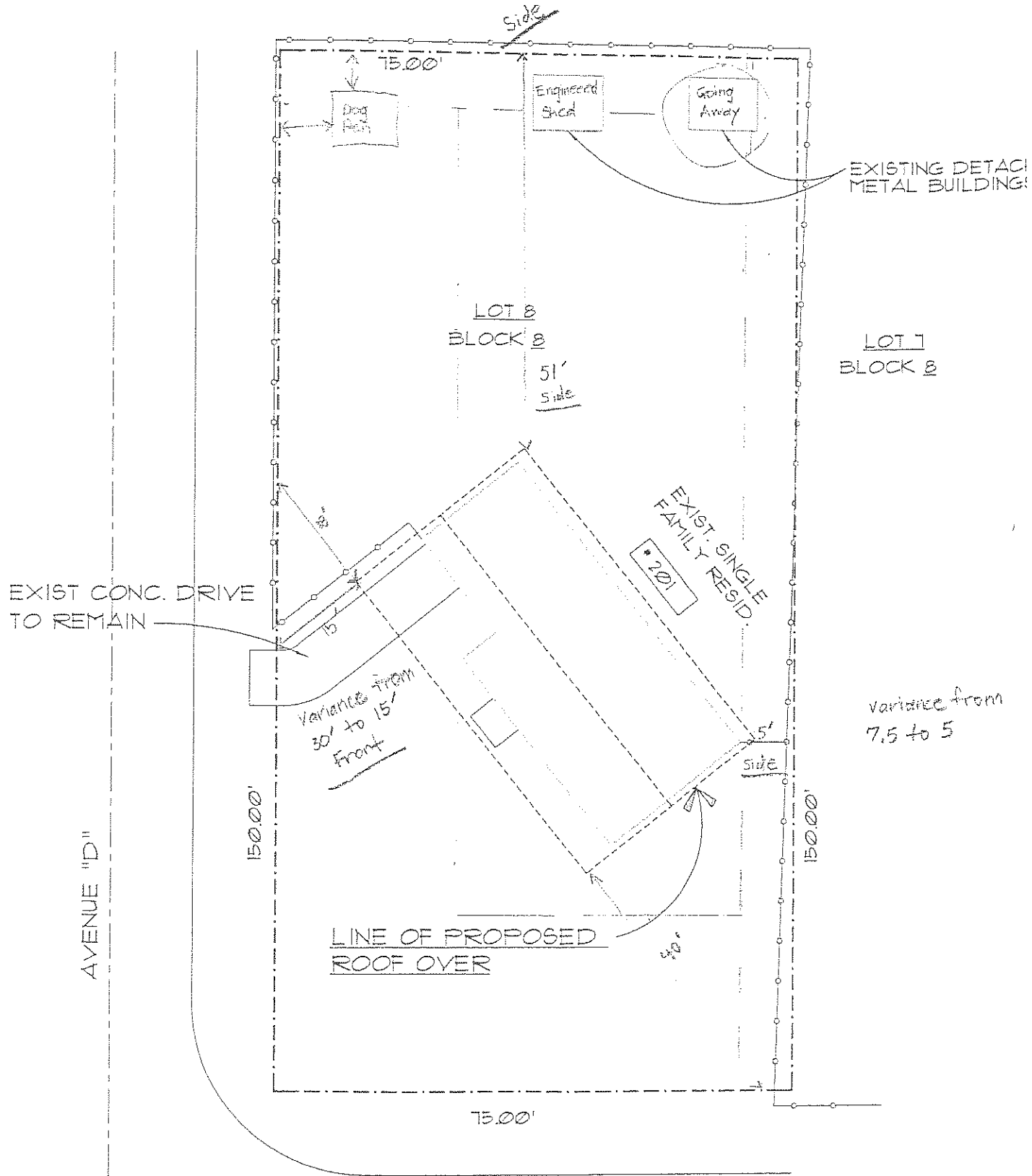
1. **APPROVE** THE REQUEST FOR (1) SIDE YARD SETBACK VARIANCE FROM 7.5 FEET TO 5 FEET FOR AN EXPANDED ROOF AND (2) FRONT YARD SETBACK VARIANCE FROM 25 FEET TO 15 FEET FOR AN EXPANDED ROOF (ROSYE CHOWANSKI & MARK PICK, APPLICANTS); OR
2. **DENY** THE REQUEST FOR (1) SIDE YARD SETBACK VARIANCE FROM 7.5 FEET TO 5 FEET FOR AN EXPANDED ROOF AND (2) FRONT YARD SETBACK VARIANCE FROM 25 FEET TO 15 FEET FOR AN EXPANDED ROOF (ROSYE CHOWANSKI & MARK PICK, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(District 1 – Commissioner Maloy)

(Kathy Fall, Senior Planner)

GENERAL INFORMATION	APPLICANT: ROSYE CHOWANSKI & MARK PICK LOCATION: 201 1 ST STREET ZONING: R-1 (SINGLE-FAMILY DWELLING DISTRICT)
BACKGROUND/REQUEST	<ul style="list-style-type: none"> • THE APPLICANTS PROPOSE TO REPLACE THE FLAT ROOF OF AN EXISTING SINGLE-FAMILY HOME WITH A GABLED ROOF THAT WOULD PROJECT BEYOND THE CURRENT BUILDING ENVELOPE. • THE NEW ROOF WOULD ENCROACH 2.5 FT INTO THE MINIMUM (EAST) SIDE YARD SETBACK AND 10 FT INTO THE (WEST) FRONT YARD SETBACK. • THE ACCESSORY BUILDINGS DEPICTED ON THE ATTACHED SITE PLAN HAVE BEEN RELOCATED TO CONFORM TO THE MINIMUM SIDE YARD SETBACKS AND ARE NOT THE SUBJECT OF ANY VARIANCE(S).

STAFF FINDINGS	<ul style="list-style-type: none">• THE GRANTING OF THE REQUESTED FRONT AND SIDE YARD SETBACK VARIANCES WOULD CONFER ON THE APPLICANTS SPECIAL PRIVILEGES THAT ARE DENIED TO OTHERS IN THE R-1 DISTRICT.• FURTHERMORE, THE REQUESTED VARIANCES ARE NOT THE MINIMUM THAT WOULD ENSURE REASONABLE USE OF THE PROPERTY; EVEN THOUGH THE EXISTING HOME IS NONCONFORMING WITH RESPECT TO MINIMUM FRONT AND SIDE YARD SETBACKS, THE EXISTING ROOF COULD BE REPLACED WITH AN IDENTICAL ROOF WITHOUT VARIANCES.
STAFF RECOMMENDATION	<p>STAFF THEREBY RECOMMENDS THE BOARD OF ADJUSTMENT <u>DENY</u> THE REQUESTED VARIANCES AND MAKE THE APPROPRIATE FINDINGS OF FACT. IF THE BOARD SHOULD DECIDE TO GRANT ANY VARIANCE, STAFF RECOMMENDS THE IMPOSITION OF THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE EXISTING HOME AND PROPOSED ROOF REPLACEMENT AS SHOWN ON THE ATTACHED SITE PLAN.• ANY ADDITIONAL CONDITIONS DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.



SITE PLAN

SCALE: 1" = 20'-0"

DESCRIPTION

LOT 8, BOOK 8, TOWNSITE OF CHULLI
ACCORDING TO THE PLAT THEREOF
IN PLAT BOOK 2, PAGES 54-58, OF THE
PUBLIC RECORDS OF SEMINOLE COUNTY